

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCP \$ <u>1,333.00</u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>72138</u>
FILE # <u>SPR-1999-154</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

816-553 ^{1EQ} THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>357 Pitkin Avenue</u>	TAX SCHEDULE NO. <u>2945-143-38-022</u>
SUBDIVISION <u>405 Pitkin Avenue</u> <u>813-552</u> ^{1EQ}	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2945-143-39-001</u> <u>885</u>
FILING <u>BLK 146</u> ^{E$\frac{1}{2}$ # 13 & 147 # 1, 2, & 3} LOT <u>14, 15, & 16</u>	SQ. FT. OF EXISTING BLDG(S) <u>1860</u> <u>830</u>
(1) OWNER <u>Scotty Investments, LLP</u>	NO. OF DWELLING UNITS <u>3800</u>
(1) ADDRESS <u>405 Pitkin Avenue, GJ</u>	BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>970 245-0101</u>	NO. OF BLDGS ON PARCEL <u>1</u>
(2) APPLICANT <u>Scotty Muffler, Inc.</u> <u>Rodney K. Snider</u>	BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(2) ADDRESS <u>405 Pitkin Avenue, GJ</u>	USE OF ALL EXISTING BLDGS <u>Quick Lube</u>
(2) TELEPHONE <u>970 245-0101</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Muffler, & Quick Lube</u> <u>end for waiting room & add Lube Bay/ Cover</u> <u>bay & use for Muffler Storage</u>

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>I-1</u>	Landscaping / Screening Required: YES <u>X</u> NO <u> </u>
SETBACKS: Front <u> </u> from Property Line (PL) or <u>55</u> from center of ROW, whichever is greater	Parking Req'mt <u>Per Site Plan</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: <u> </u>
Maximum Height <u>65</u>	Census Tract <u>9</u> Traffic Zone <u>42</u> Annx # <u> </u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u><i>Rodney K. Snider</i></u>	Date <u>6-14-99</u>
Department Approval <u><i>Mike Pelletier</i></u>	Date <u>7/13/99</u>
Additional water and/or sewer tap fee(s) are required: YES <u> </u> NO <u>X</u> W/O No. <u> </u>	
Utility Accounting <u><i>Nobi Overholt</i></u>	Date <u>6-21-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)